

**Total Construction**

P.O. Box 505  
Lawrence, KS  
66044  
785-550-0426

Submitted @ HHC meeting  
4/17/08

## 1232 Louisiana

This bid is for a 7 bedroom/3 bathroom house at 1232 Louisiana. This bid DOES NOT include refinishing the basement for tenant occupancy. All work done to the basement will be structural and not finishing work. Any changes to original plans will require a change order.

Roof- Entire roof leaks and needs to be replaced. Due to all the water damage from the roof, much of the framing inside is also rotting.

- Removal of old roof \$4000
  - Includes removal of shingles, plywood, and dump fees
- Replace plywood on roof \$3000
  - Plywood on roof is rotten and needs to be completely replaced
  - Note: This DOES NOT include replacement of any rotted roof trusses
- Re-tar flat area of roof \$6500
  - Flat roof area needs plywood replaced and new tar paper
- Re-shingle roof with 3 tab asphalt shingles \$3500
- Guttering on entire house \$1800

Foundation- The foundation is old limestone and currently leaks. A trench will have to be dug around the entire house to seal the foundation. The basement floor will also have to be replaced due to a collapsed sewer line and buckling concrete. Another problem is going to be the front porch area. It will need to be replaced as well due to needing to get around the entire foundation.

- Dig around entire base of house to seal walls \$1500
- Seal Limestone walls with Mess/Stucco \$6000
  - Cannot use a sealant on the walls due to the wall being limestone.
  - Limestone is a porous rock.
  - Sealant will then be applied to the stucco
- Drainage Tile and Fill area around house with gravel \$3000
  - Much of the gravel will have to be filled by hand to avoid damage to stucco
- Jackhammer old basement floor and remove concrete \$3000
  - Must be done due to cracks in floor and replacement of main sewer line
- Replacement of sewer line \$10000
  - Sewer line is in the alley, which drops over 30 feet vertically
  - A new line will be run rather than replacing the old line.
  - A backhoe will be needed to dig the new ditch
  - Asphalt will have to be replaced in the alley
  - Sewer line will have to be deeper due to parking lot in back
- Re-concrete basement floor \$12500
  - This includes gravel, rebar, concrete and labor.
  - This includes a "Pumper Truck" rental fee, which will be needed to get the concrete from the front of the house to the basement

Parking Lot- Due to the house having no parking, and the Oread/ Planning Commission denying

requests for variances on parking, at least 5 parking spots will have to be built to meet the demand of a 7 bedroom house.

- Removal of Tree on Back of lot \$4000
  - This tree needs to be moved for parking lot
  - Cost includes disposal of tree as well
- Removal of concrete wall and dirt \$9500
  - Concrete wall will have to be torn down and taken to landfill
  - With the lot being 50 foot wide, 5 parking places of 9 foot each will be built
  - The parking spaces will need to be 19 feet deep
  - The area of dirt needing removal will be 26 feet by 48 feet
  - The dirt is about 15 feet high in elevation from the alley to the end of the parking area
- Retaining wall to hold back dirt \$22000
  - A wall 15 ft high x 48 ft wide x 26 ft deep is about 1110 square feet
  - One Square foot of retaining wall is \$14.80 in landscaping block
  - Labor and backfill gravel are included
- Concrete for 5 parking spaces \$6000
  - Includes gravel, rebar, concrete, painting lines and labor

New Front Porch- The concrete on the front porch will have to be removed to fix the foundation below it. This also means the awning above the front porch will also have to be removed and replaced.

- Removal and replacement of Concrete Porch \$4000
- Removal and replacement of porch awning \$15000

Siding- The entire house will need to be re-sided due to rot. Lap siding will need to be replaced, since the Historic Resources will require the house exterior to remain the same. This bid DOES NOT include materials to replace all the plywood under the lap siding.

- Removal of existing lap siding, removal of rotten plywood \$2500
  - Scaffolding will need to be rented to reach high areas
- Replacement siding and wrapping house \$19800
  - Any rotting framing will also need to be replaced at this time. This DOES NOT include rotting framing or plywood due to being unable to know the extend of damage at this time (with exception to NE corner which is bid below)

NE Corner of House-The NE corner of the house is completely rotted out. It is unsafe to even walk on the second floor in the NE corner. Without tearing into the entire structure, we will not know the extent of the work needed on this section. The figure provided below is an attempt to estimate the cost but if significantly more damage is discovered, the property owner will be responsible for cost overruns.

- Reframing the NE corner \$7500

Exterior Painting- The exterior of the house will have to be painted once the siding is replaced.

- Caulking and Repainting Exterior \$8500
  - Due to the height of the structure, scaffolding will be required

Doors- The two exterior doors will have to be replace

- Replacing exterior door jams and doors \$1500

Windows- All windows will have to be replaced.

- Removing, replacing and re-trimming windows \$16000

Sprinkler System-An Indoor Fire Sprinkler System will be required to meet city code.

- Installation of water line and tap for sprinkler system \$5500
- Installation of sprinkler system \$20000
  - This will be installed by a city approved sprinkler company

Landscaping- Bushes, trees, sod, and re-grading of property will have to be done upon completion.

- All landscaping material and labor \$3500
- Fence above retaining wall by parking area \$1250
  - A fence will have to be built at the top of the retaining wall, due to the wall being 15 feet tall
  - This will be a 5 ft tall dog-ear wood fence that is 50 ft long

Interior Demo-Cost for removal of all lathen plaster, existing plumbing, electrical, cabinets, doors and fixtures

- Demo \$22000
  - Dump fees are included in this price
  - Walls will be striped down to the studs
  - All nails will be removed from existing studs
  - All plumbing pipes and fixtures will be removed
  - All electrical wiring will be removed
  - All existing HVAC will be removed.
  - This cost could increase if asbestos is found in the house

Interior Floors-All bedroom, living room, staircase and hallway floors will need to be replaced. We will use hardwood tongue and groove for the flooring. Bathrooms, laundry room, and kitchen will be replaced with tile flooring.

- 3500 square ft x 2.25 in wide flooring will require 1920 linear ft \$38000
  - This include removal of existing flooring and finishing new flooring
- 480 square ft of tile will need to be installed \$6500
  - This includes concrete board, mortar, grout and installation cost
  - Includes edging and backsplashes

Plumbing-All plumbing and fixtures in the house needs to be replaced.

- A city licensed plumber will be used \$21500
  - This also includes the cost of fixtures
  - This is based on the existing floor plan of 3 bathrooms

Electrical-All electrical wiring and fixtures will need to be replaced

- A city licensed electrician will be used \$35000
  - This also includes the cost of fixtures
  - This includes all low-voltage wiring and fixtures

HVAC- The house will require two separate HVAC systems due to its size and the number of floors.

- A city licensed HVAC company will be used \$32000

Insulation-All walls and roof will have to be insulated.

- R-13 insulation will be used in entire house \$4000

Sheetrock-All walls will be covered with sheetrock. \$20000

- The sheetrock will be blown with a texture.

Interior Paint-All walls will be painted with an off-white latex semi-gloss paint.

- Painting of walls \$12000
  - This includes the paint of trim but not the actual trim-out

Framing and Trim-out of house

- Framing and Trim-out of house \$45000
  - This includes all doors, door jams, trim-out
  - Closet doors included
  - Rotted framing will be covered unless major rot is discovered during demo
  - Extra Staircase to 3<sup>rd</sup> floor (needed for city code if 3<sup>rd</sup> floor is over 750 square feet)
  - Miscellaneous framing

Glass- Mirrors and shower doors

- 3 bathrooms will require mirrors and shower doors \$2400

Cabinets and Countertops

- 3 Bathroom and 1 Kitchen Cabinet/countertop \$11000
  - This includes a cabinet in the laundry room

Appliances-Refrigerator, Stove, Dishwasher, Washer/Dryer

- This is based on getting only basic models \$3000

Hardware-All doors and closets will have to have doorknobs installed

- Locks and doorknobs \$1500

Blinds for all windows

- Wood faux blinds \$3200
  - Includes installation

Site Plan and Architecture Fees

- Site Plan and Architecture Fees \$15000
  - In order to get a building permit, the house will have to be site planned and an architect will need to plan all changes.

A 10% charge will be added to this bid if Total Construction is going to also act as the general contractor for the project. Due to current instability and rapid escalation of raw materials, our suppliers are unable to provide and hold price quotes and are resorting to 'pricing in effect at shipping'. Our price reflects costs available at bid time and Total Construction will hold this price as long as possible but we reserve the right to revise the price to reflect costs available at the date of contract award. Larger and longer term projects with which Total Construction is unable to purchase and get paid for bulk materials at the start of the project may require interim price increases after contract award.

Total Cost of Project \$473,450

10% General Contracting Charge \$47,345

Total \$517,795

## CITY OF LAWRENCE

Development Services, Plan Review/Licensing Division

1 Riverfront Plaza, Suite 110, Level 1

P.O. Box 708

Lawrence, Kansas 66044

(785) 832-7700 Fax (785) 832-3110

[www.lawrenceneighres.org](http://www.lawrenceneighres.org)

[buildinginspections@ci.lawrence.ks.us](mailto:buildinginspections@ci.lawrence.ks.us)

NOV - 7 2007

DEVELOPMENT SERVICES

HR

## DEMOLITION PERMIT APPLICATION

Date: 11-07-07

Project Valuation: \_\_\_\_\_

Project Address: 1232 Louisiana Street

Legal Description: Louisiana Street, Lot 230

Block

Lot No.

Subdivision

### PROPERTY OWNER INFORMATION

Name: 1240 Louisiana Street Associates, LLC

Address: 901 Kentucky St. Suite 206, Lawrence, Ks. 66044

Address

City

State

Zip Code

Phone No. 842-7900

Cell Phone No. \_\_\_\_\_

Signature: \_\_\_\_\_

PERSON, FIRM, OR CORPORATION responsible for the building, if it is someone other than the owner

Name: Price T. Banks, Registered Agent

Address: Same

Address

City

State

Zip Code

Phone No. \_\_\_\_\_

Cell Phone No. \_\_\_\_\_

### CONTRACTOR INFORMATION

Name: Not selected

Address: \_\_\_\_\_

Address

City

State

Zip Code

Phone No. \_\_\_\_\_

Cell Phone No. \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Brief Description of Structure: Single family dwelling

Signature of Applicant: \_\_\_\_\_

Please Print Name: \_\_\_\_\_

Price T. Banks

There is a 30-day Public Comment Period before any demolition work can begin. Verification from Westar Energy, Aquila, and the City Water Office that services have been retired is necessary before a permit will be issued. The discovery that the building or structure contains friable asbestos containing materials shall be cause for the immediate revocation of a demolition permit. Application must be signed by the record owner(s) and any contract purchaser(s).

### OFFICE USE ONLY

Historic District: ☐ Yes ☐ No

If Yes Date Emailed for HRC: \_\_\_\_\_

Permit No. 07-06300030

Date Emailed for Publication: \_\_\_\_\_

Date of Pre-Inspection: \_\_\_\_\_

Approved By: \_\_\_\_\_

Feb. 4. 2008 3:30PM

Engineers, Inc.

No. 3972 P. 1/2



February 4, 2008

Allen Belot Architects & Planners  
708 W. 9<sup>th</sup> Street, Suite 205  
Lawrence, KS 66044

Re: Structural Assessment  
1232 Louisiana Street  
Lawrence, KS 66044

Post-It™ brand fax transmittal memo 7671		# of pages <b>2</b>
To <b>KECE BANKS</b>	From <b>ALLEN BELOT</b>	
Co.	Co.	
Dept.	Phone #	
Fax # <b>341.2296</b>	Fax #	

**RECEIVED**

FEB 26 2008

City County Planning Office  
Lawrence, Kansas

Apex Engineers, Inc. observed the structure located at 1232 Louisiana Street, Lawrence, KS 66044. The site was visited on January 24, 2008. For the purpose of this report the structure will be referred to as facing west. The structure is wood framed construction over a stone foundation. The following is based on a visual, non-destructive observation of the structure only. No attempt was made to check structural components that were not readily visible or accessible. It should be noted that certain assumptions and or conclusions must be drawn in a report of this nature, and that, it may be the case that additional structural issues could arise as further evidence were revealed through more intrusive investigation. This report is intended to provide an overview of the existing conditions only, and, no warranties or guarantees shall be implied. Our firm has been asked to provide a structural assessment of the existing structure and opinion report as to the restoration plausibility for this house.

#### Observations

- Sagging roof rafters & overhangs
- Roofing (asphalt shingles) all need replaced
- Severe water damage at ceiling (attic room)
- Fire and/or smoke damage near center column
- Rotting wood & siding
- Chimney missing bricks and failing mortar
- Failing structural members supporting stairs
- Sheetrock cracking throughout the house due to excessive deflection and structural overstress
- Sagging and/or out of level headers
- Delaminated subflooring at all levels
- Wood rot at all levels; floors, walls, ceilings, etc.
- Peeling paint
- Failure of the front porch slab and supporting foundation
- Windows missing and/or broken at most locations
- Water damage noted at floor joists in basement
- Significant foundation cracking at multiple locations indicative of foundation movement and/or failure
- Door off 2<sup>nd</sup> floor NE corner opening to missing/failed deck (fall hazard)
- Significant movement and/or failure of structural members as noted by sheetrock cracking throughout the house, around windows, at headers, and along the ceiling lines.
- Significant gaps penetrating outside walls into interior space

Feb. 4. 2008 3:31PM

Apex Engineers, Inc.

No. 3972 P. 2/2



February 4, 2008  
1232 Louisiana Street  
2 of 2

### Conclusions & Recommendations

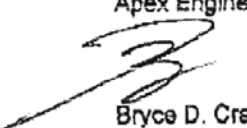
The structure has been left in complete structural disrepair and the majority of the structural components of the house have been compromised. The opinion of this firm is that the house is not structurally sound nor is it safely habitable at this point. Due to the extent of the structural damage observed it appears that demolition and replacement are likely the most economically feasible and viable solution for this project. It is probable that restoration costs would far exceed replacement costs. However, should restoration be undertaken, Apex Engineers, Inc. recommends that a structural engineer be retained throughout the construction process for close monitoring.

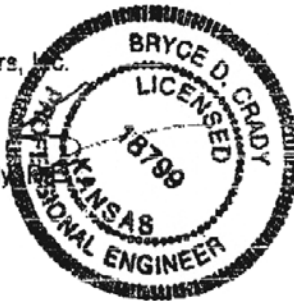
### LIMITATIONS

The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this inspection; including but not limited to, any environmental assessment (such as, but not limited to mold, mildew, presence of hazardous or toxic materials in the soil, surface water, ground water, etc.).

Apex Engineers, Inc. has performed our services in a manner consistent with the standard of care and skill ordinarily exercised by firms of our type practicing under similar conditions at this time and locality. This report is intended for the confidential and exclusive use of Apex Engineers, Inc.'s client. No other person or company is authorized to use this report for any purpose without Apex Engineers, Inc.'s client permission. Please call if Apex Engineers, Inc. can be of further assistance.

Best Regards,  
Apex Engineers, Inc.

  
Bryce D. Crady  
Principal



**PRICE T. BANKS**

ATTORNEY AT LAW  
P.O. BOX 442341  
901 KENTUCKY STREET  
SUITE 206  
LAWRENCE, KANSAS 66044  
785/842-7900  
FAX 785/841-2296

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**FEB 26 2008**

City County Planning Office  
Lawrence, Kansas

February 26, 2008

Lynne Braddock Zollner  
Lawrence Planning Department  
PO Box 708  
Lawrence, Kansas 66044

Re: 1232 Louisiana Street

Dear Lynne:

I enclose a copy of the structural analysis of the above mentioned address.

I believe this completes the requirements for review of the application for a Demolition Permit by the Historic Resources Commission.

Please advise me as to when it is possible to schedule the matter on the Commission's agenda. I will be out of town March 6 through March 22, so would prefer a later date, if possible. Until March 6, I can be reached at the above number.

Thanks for your guidance on this matter.

Sincerely,



Price T. Banks

cc: client



**PRICE T. BANKS**

ATTORNEY AT LAW  
P.O. BOX 442341  
901 KENTUCKY STREET  
SUITE 206  
LAWRENCE, KANSAS 66044  
785/842-7900  
FAX 785/841-2296

April 16, 2008

Lawrence Historical Resources Commission  
PO Box 708  
Lawrence, Kansas 66044

**via hand delivery**

Re: Demolition Permit Application 1232 Louisiana Street

Dear Commissioners:

I represent 1240 Louisiana Street Associates, LLC, the owner of the above-described structure.

My client purchased the subject property from The Kansas University Endowment Association on April 20, 2007.

The structure was cited, by the City of Lawrence, for code violations in 2004, 2005 and 2006. My client was served notice in 2007 under the 2006 violations.

My client purchased the property because of the value of the real estate, not the structure, and has determined that rehabilitation is infeasible. 1240 Louisiana Street Associates, LLC has no immediate plans for replacement of the structure, but agrees with the City of Lawrence that it is blighted and unsafe.

The structure has been broken into on several occasions, the most recent being last week.

We respectfully request that the Commission approve our application for a demolition permit for the structure at 1232 Louisiana Street.

I look forward to meeting with you to discuss this matter further.

Sincerely,

  
Price T. Banks

cc: Client

**RECEIVED**

APR 16 2008

City County Planning Office  
Lawrence, Kansas